

July 2024



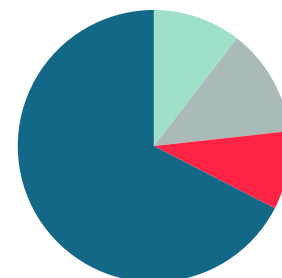
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	11	9	-18.18%
Pending Listings	9	11	22.22%
New Listings	17	19	11.76%
Average List Price	259,882	436,233	67.86%
Average Sale Price	251,391	423,164	68.33%
Average Percent of Selling Price to List Price	96.65%	92.42%	-4.38%
Average Days on Market to Sale	72.00	85.89	19.29%
End of Month Inventory	56	58	3.57%
Months Supply of Inventory	6.00	5.70	-4.92%



■ Closed (10.47%)
■ Pending (12.79%)
■ Other OffMarket (9.30%)
■ Active (67.44%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of July 31, 2024 = **58**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **3.57%** to 58 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **5.70** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **68.33%** in July 2024 to \$423,164 versus the previous year at \$251,391.

Average Days on Market Lengthens

The average number of **85.89** days that homes spent on the market before selling increased by 13.89 days or **19.29%** in July 2024 compared to last year's same month at **72.00** DOM.

Sales Success for July 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 19 New Listings in July 2024, up **11.76%** from last year at 17. Furthermore, there were 9 Closed Listings this month versus last year at 11, a **-18.18%** decrease.

Closed versus Listed trends yielded a **47.4%** ratio, down from previous year's, July 2023, at **64.7%**, a **26.79%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2024



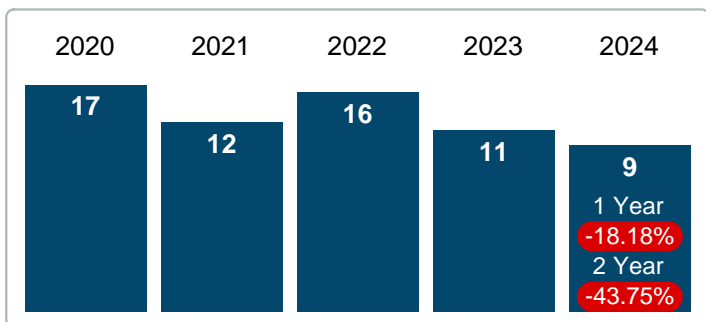
Area Delimited by County Of Sequoyah - Residential Property Type



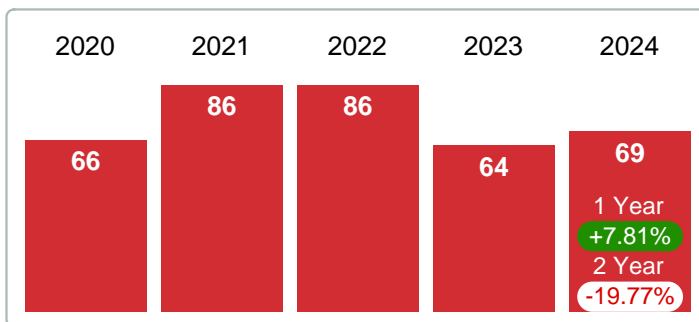
CLOSED LISTINGS

Report produced on Aug 12, 2024 for MLS Technology Inc.

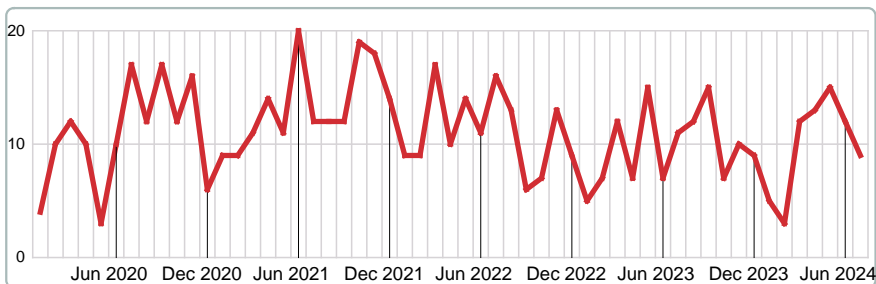
JULY



YEAR TO DATE (YTD)

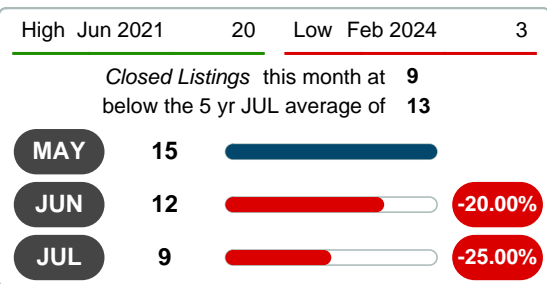


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 13



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$50,000	1	11.11%	63.0	1	0	0	0
\$50,001 - \$50,000	0	0.00%	0.0	0	0	0	0
\$50,001 - \$125,000	4	44.44%	68.3	1	3	0	0
\$125,001 - \$350,000	1	11.11%	254.0	0	1	0	0
\$350,001 - \$2,450,000	3	33.33%	61.0	0	3	0	0
\$2,450,001 and up	0	0.00%	0.0	0	0	0	0
Total Closed Units	9			2	7	0	0
Total Closed Volume	3,808,475	100%	85.9	95.50K	3.71M	0.00B	0.00B
Average Closed Price	\$423,164			\$47,750	\$530,425	\$0	\$0

July 2024



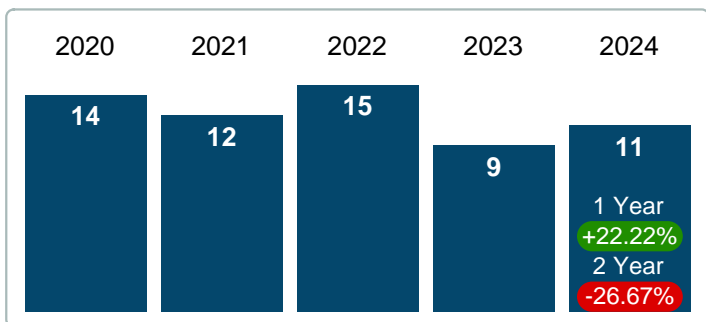
Area Delimited by County Of Sequoyah - Residential Property Type



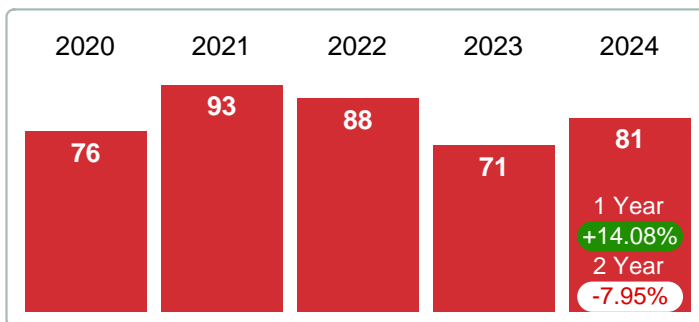
PENDING LISTINGS

Report produced on Aug 12, 2024 for MLS Technology Inc.

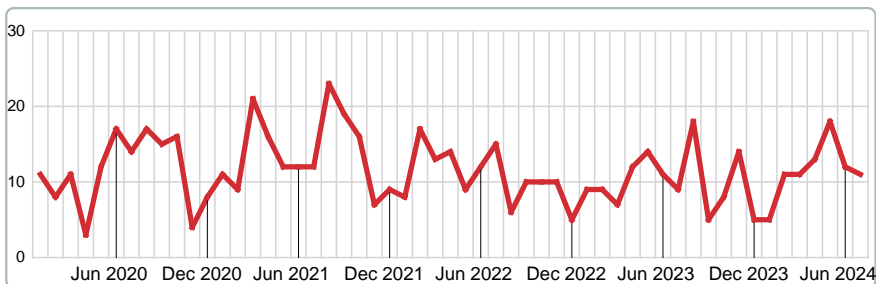
JULY



YEAR TO DATE (YTD)

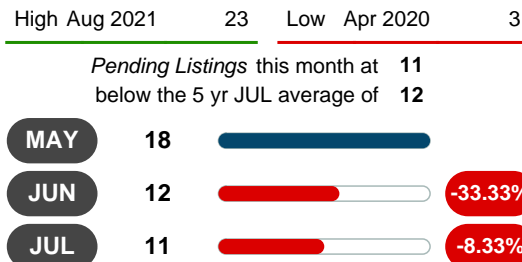


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 12



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	9.09%	216.0	1	0	0	0
\$50,001 - \$50,000	0	0.00%	0.0	0	0	0	0
\$50,001 - \$150,000	3	27.27%	167.3	1	2	0	0
\$150,001 - \$175,000	2	18.18%	60.0	0	2	0	0
\$175,001 - \$475,000	2	18.18%	54.0	0	1	1	0
\$475,001 - \$575,000	1	9.09%	5.0	0	1	0	0
\$575,001 and up	2	18.18%	70.5	0	1	1	0
Total Pending Units	11			2	7	2	0
Total Pending Volume	2,968,805	100%	5.0	100.50K	2.09M	778.95K	0.00B
Average Listing Price	\$499,000			\$50,250	\$298,479	\$389,475	\$0

July 2024



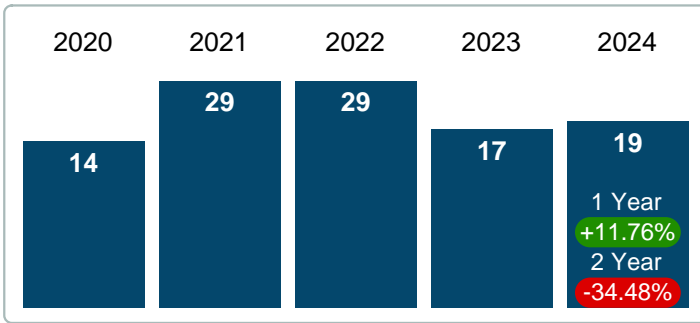
Area Delimited by County Of Sequoyah - Residential Property Type



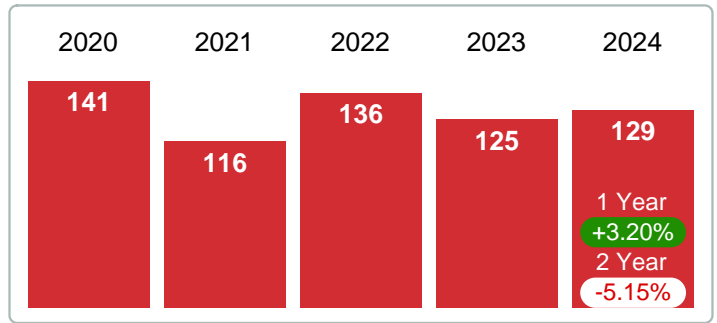
NEW LISTINGS

Report produced on Aug 12, 2024 for MLS Technology Inc.

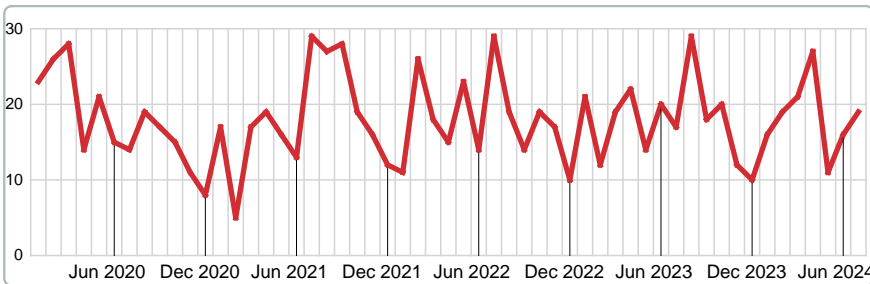
JULY



YEAR TO DATE (YTD)

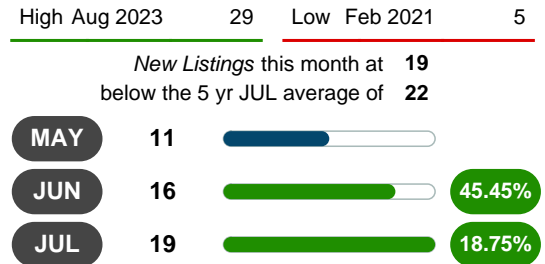


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 22



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$140,000 and less	2	10.53%	0	1	1	0
\$140,001 - \$150,000	2	10.53%	1	1	0	0
\$150,001 - \$170,000	3	15.79%	1	2	0	0
\$170,001 - \$240,000	3	15.79%	0	2	1	0
\$240,001 - \$290,000	4	21.05%	0	0	4	0
\$290,001 - \$350,000	4	21.05%	1	3	0	0
\$350,001 and up	1	5.26%	0	1	0	0
Total New Listed Units	19		3	10	6	0
Total New Listed Volume	4,502,200	100%	656.40K	2.47M	1.38M	0.00B
Average New Listed Listing Price	\$0		\$218,800	\$246,800	\$229,633	\$0

July 2024



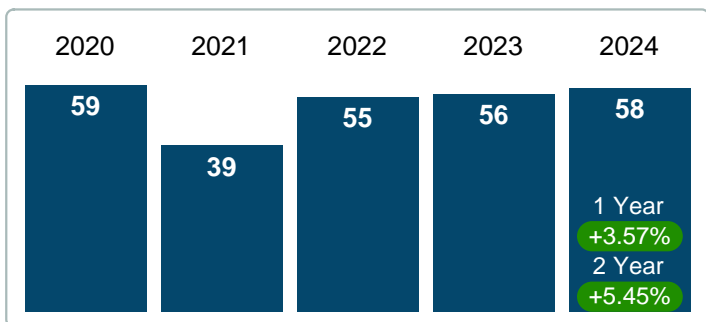
Area Delimited by County Of Sequoyah - Residential Property Type



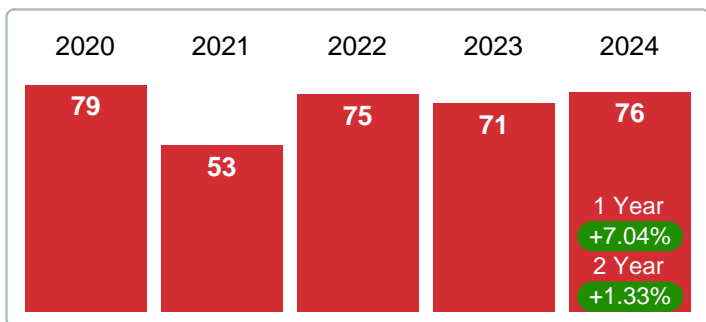
ACTIVE INVENTORY

Report produced on Aug 12, 2024 for MLS Technology Inc.

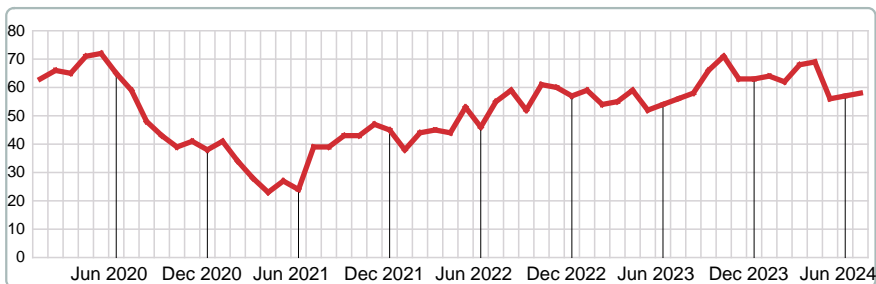
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 53

High May 2020 72 Low Apr 2021 23

Inventory this month at 58 above the 5 yr JUL average of 53

- MAY 56
- JUN 57 (1.79%)
- JUL 58 (1.75%)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	5.17%	96.7	3	0	0	0
\$125,001 - \$150,000	7	12.07%	91.6	1	5	1	0
\$150,001 - \$200,000	12	20.69%	85.7	3	7	2	0
\$200,001 - \$325,000	15	25.86%	57.5	1	7	7	0
\$325,001 - \$400,000	7	12.07%	44.4	1	3	3	0
\$400,001 - \$625,000	8	13.79%	105.4	0	4	2	2
\$625,001 and up	6	10.34%	88.2	0	4	0	2
Total Active Inventory by Units	58			9	30	15	4
Total Active Inventory by Volume	18,851,600	100%	77.7	1.50M	9.69M	4.50M	3.16M
Average Active Inventory Listing Price	\$325,028			\$166,367	\$322,900	\$300,293	\$790,725

July 2024



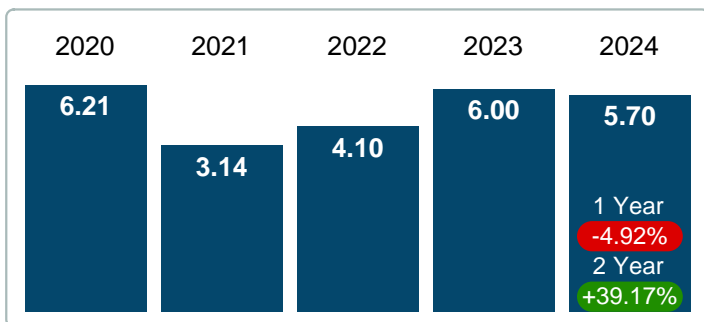
Area Delimited by County Of Sequoyah - Residential Property Type



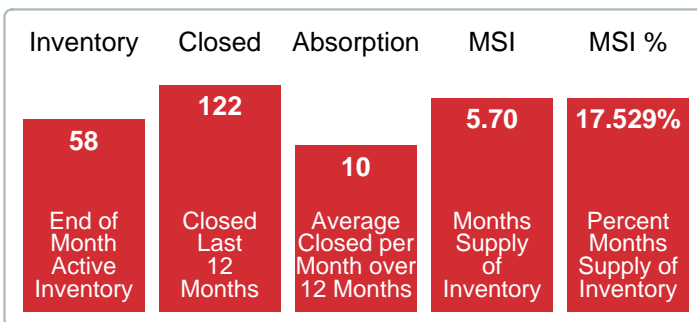
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 12, 2024 for MLS Technology Inc.

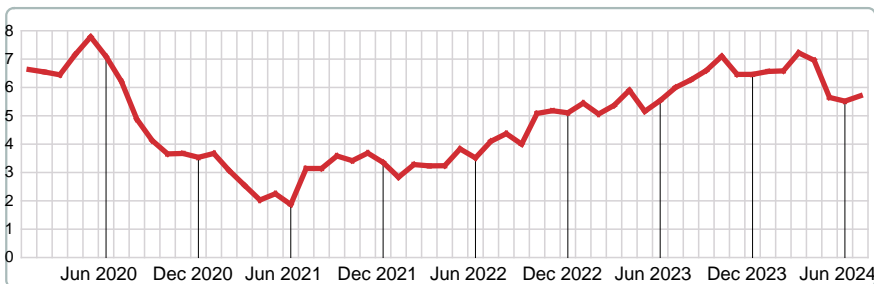
MSI FOR JULY



INDICATORS FOR JULY 2024

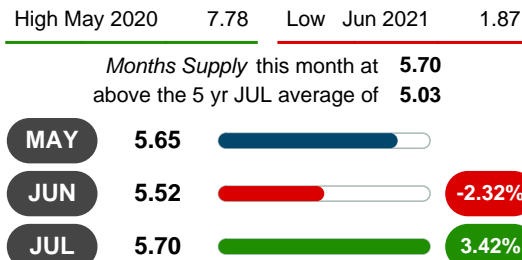


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 5.03



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	5.17%	1.03	2.40	0.00	0.00	0.00
\$125,001 - \$150,000	7	12.07%	4.42	3.00	4.62	6.00	0.00
\$150,001 - \$200,000	12	20.69%	5.76	7.20	5.60	6.00	0.00
\$200,001 - \$325,000	15	25.86%	7.83	4.00	8.40	9.33	0.00
\$325,001 - \$400,000	7	12.07%	7.64	6.00	6.00	36.00	0.00
\$400,001 - \$625,000	8	13.79%	16.00	0.00	16.00	24.00	24.00
\$625,001 and up	6	10.34%	24.00	0.00	48.00	0.00	24.00
Market Supply of Inventory (MSI)			5.70	3.60	5.37	9.47	8.00
Total Active Inventory by Units		100%	5.70	9	30	15	4

July 2024



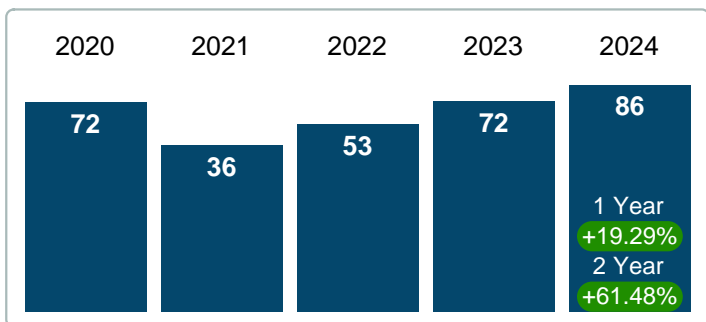
Area Delimited by County Of Sequoyah - Residential Property Type



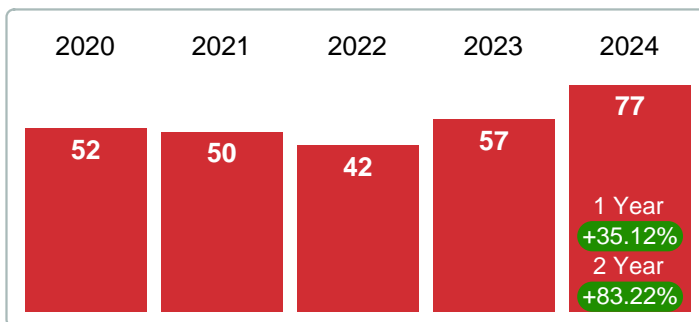
AVERAGE DAYS ON MARKET TO SALE

Report produced on Aug 12, 2024 for MLS Technology Inc.

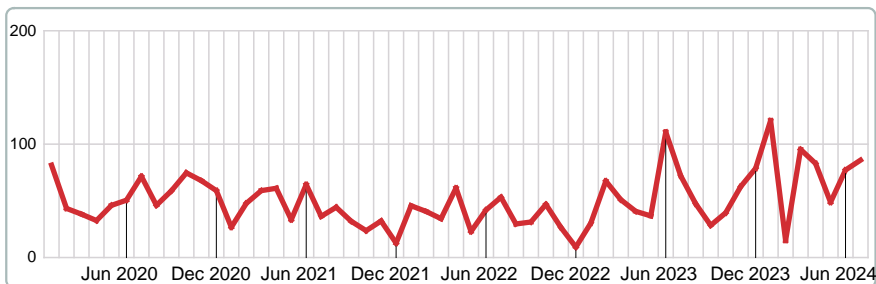
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

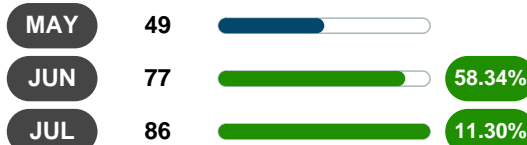


3 MONTHS

5 year JUL AVG = 64

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 86 above the 5 yr JUL average of 64



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0	0	0	0	0
\$25,001 - \$50,000	1	11.11%	63	63	0	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0	0
\$50,001 - \$125,000	4	44.44%	68	81	64	0	0
\$125,001 - \$350,000	1	11.11%	254	0	254	0	0
\$350,001 - \$2,450,000	3	33.33%	61	0	61	0	0
\$2,450,001 and up	0	0.00%	0	0	0	0	0
Average Closed DOM			86	72	90	0	0
Total Closed Units		100%	86	2	7		
Total Closed Volume			3,808,475	95.50K	3.71M	0.00B	0.00B

July 2024



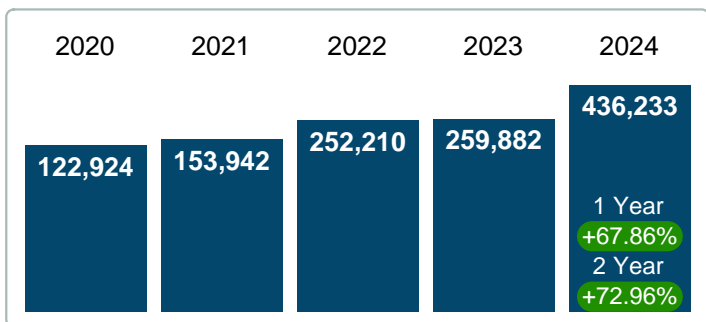
Area Delimited by County Of Sequoyah - Residential Property Type



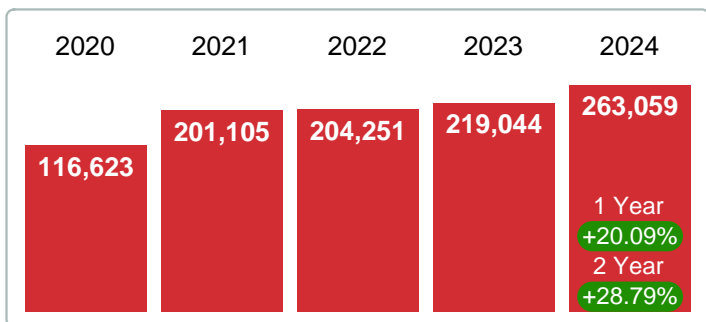
AVERAGE LIST PRICE AT CLOSING

Report produced on Aug 12, 2024 for MLS Technology Inc.

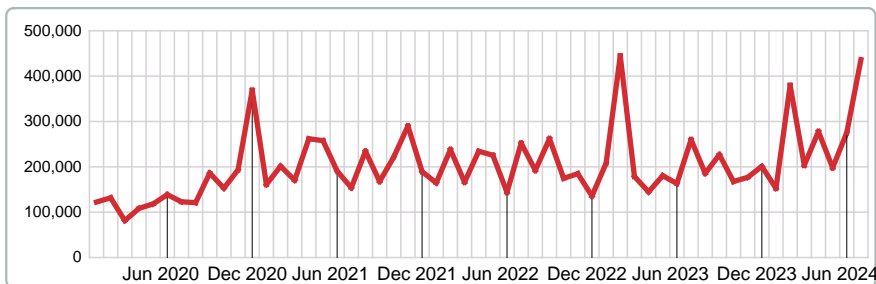
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 245,038

High Feb 2023 444,700 Low Mar 2020 81,517

Average List Price at Closing this month at **436,233**
above the 5 yr JUL average of **245,038**

MAY	197,967	<div style="width: 30%;"></div>
JUN	275,258	<div style="width: 60%;"></div> 39.04%
JUL	436,233	<div style="width: 80%;"></div> 58.48%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0	0	0	0
\$25,001 - \$50,000	1	11.11%	29,000	0	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0
\$50,001 - \$125,000	3	33.33%	68,500	101,600	0	0
\$125,001 - \$350,000	2	22.22%	0	149,900	0	0
\$350,001 - \$2,450,000	2	22.22%	0	0	1,124,633	0
\$2,450,001 and up	1	11.11%	0	0	0	0
Average List Price		436,233	48,750	546,943	0	0
Total Closed Units		9	2	7		
Total Closed Volume		3,926,100	97.50K	3.83M	0.00B	0.00B

July 2024



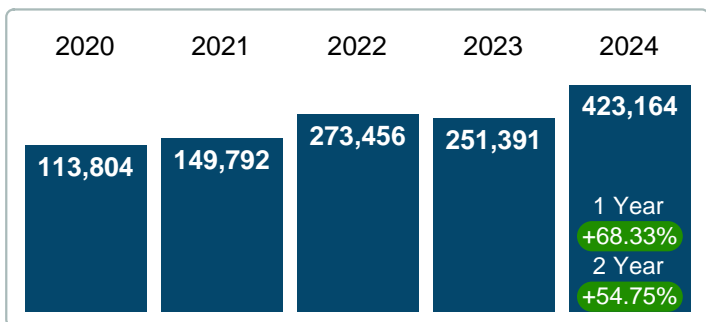
Area Delimited by County Of Sequoyah - Residential Property Type



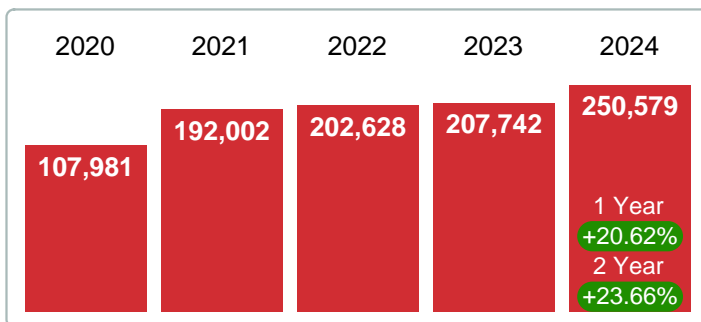
AVERAGE SOLD PRICE AT CLOSING

Report produced on Aug 12, 2024 for MLS Technology Inc.

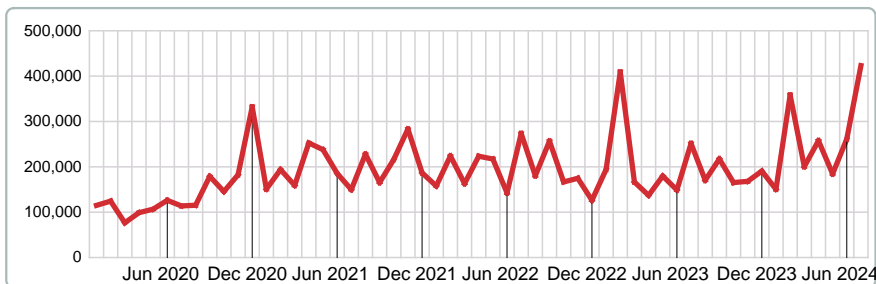
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

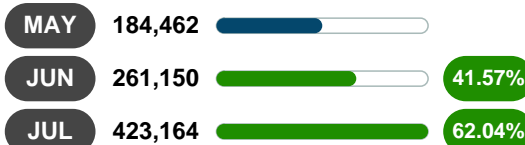


3 MONTHS

5 year JUL AVG = 242,321

High Jul 2024 423,164 Low Mar 2020 76,577

Average Sold Price at Closing this month at 423,164 above the 5 yr JUL average of 242,321



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0.00%	0	0	0	0	0
\$25,001 - \$50,000	11.11%	27,000	27,000	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$125,000	44.44%	79,869	68,500	83,658	0	0
\$125,001 - \$350,000	11.11%	148,000	0	148,000	0	0
\$350,001 - \$2,450,000	33.33%	1,104,667	0	1,104,667	0	0
\$2,450,001 and up	0.00%	0	0	0	0	0
Average Sold Price		423,164	47,750	530,425	0	0
Total Closed Units	100%	423,164	2	7		
Total Closed Volume		3,808,475	95.50K	3.71M	0.00B	0.00B

July 2024



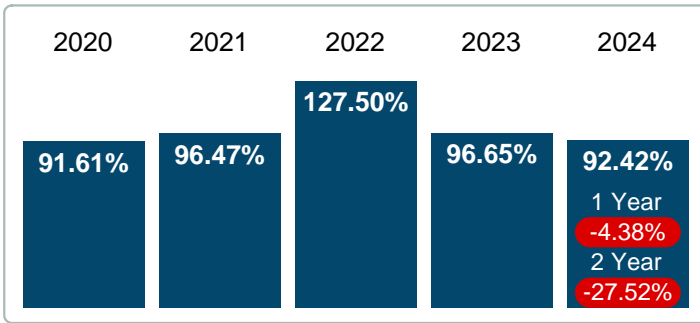
Area Delimited by County Of Sequoyah - Residential Property Type



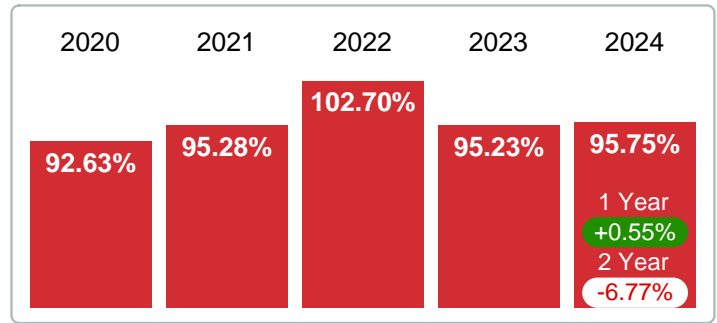
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 12, 2024 for MLS Technology Inc.

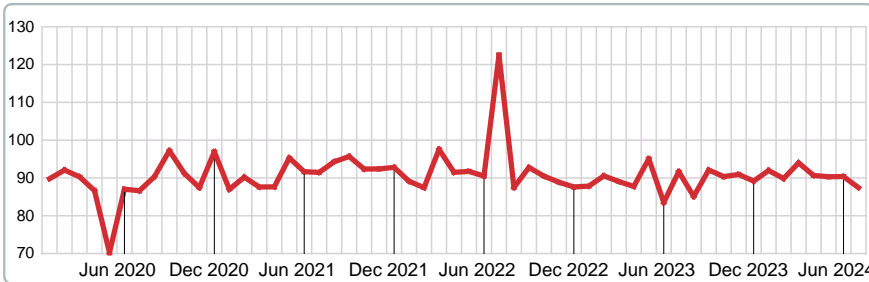
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

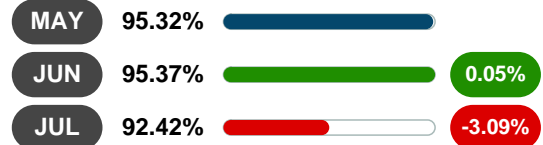


3 MONTHS

5 year JUL AVG = 100.93%

High Jul 2022 127.50% Low May 2020 75.25%

Average Sold/List Ratio this month at **92.42%** below the 5 yr JUL average of **100.93%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 \$50,000	1	11.11%	93.10%	93.10%	0.00%	0.00%	0.00%
\$50,001 \$50,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 \$125,000	4	44.44%	86.41%	100.00%	81.88%	0.00%	0.00%
\$125,001 \$350,000	1	11.11%	98.73%	0.00%	98.73%	0.00%	0.00%
\$350,001 \$2,450,000	3	33.33%	98.09%	0.00%	98.09%	0.00%	0.00%
\$2,450,001 and up	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Average Sold/List Ratio		92.40%		96.55%	91.24%	0.00%	0.00%
Total Closed Units		9	100%	2	7		
Total Closed Volume		3,808,475		95.50K	3.71M	0.00B	0.00B

July 2024



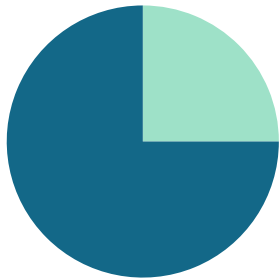
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

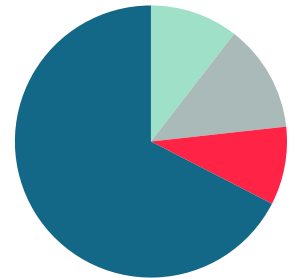


Inventory
 New Listings
19 = 25.00%
 Start Inventory
57
 Total Inventory Units
76
 Volume
\$22,817,505

Market Activity

Closed Sales
9 = 10.47%
 Pending Sales
11 = 12.79%
 Other Off Market
8 = 9.30%
 Active Inventory
58 = 67.44%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	11	9	-18.18%	64	69	7.81%
Pending Sales	9	11	22.22%	71	81	14.08%
New Listings	17	19	11.76%	125	129	3.20%
Average List Price	259,882	436,233	67.86%	219,044	263,059	20.09%
Average Sale Price	251,391	423,164	68.33%	207,742	250,579	20.62%
Average Percent of Selling Price to List Price	96.65%	92.42%	-4.38%	95.23%	95.75%	0.55%
Average Days on Market to Sale	72.00	85.89	19.29%	56.86	76.83	35.12%
Monthly Inventory	56	58	3.57%	56	58	3.57%
Months Supply of Inventory	6.00	5.70	-4.92%	6.00	5.70	-4.92%

Absorption: Last 12 months, an Average of **10** Sales/Month

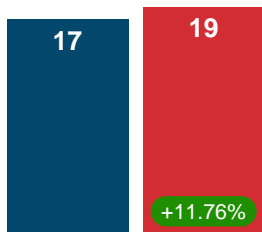
Inventory on July 31, 2024 = **58**

2023 **2024**

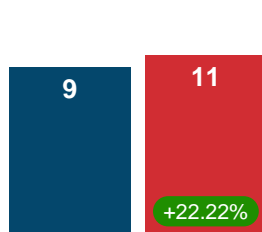
JULY MARKET

AVERAGE PRICES

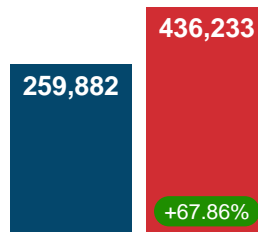
New Listings



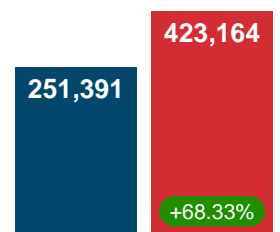
Pending Listings



List Price



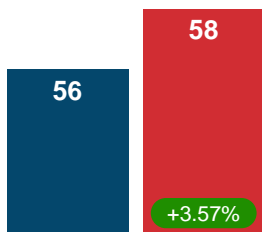
Sale Price



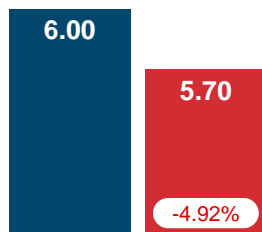
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

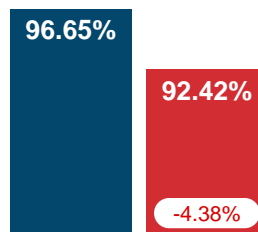
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

